

# Newton Park

SLEAFORD, LINCOLNSHIRE

A contemporary collection of two, three and four bedroom new homes nestled within the attractive market town of Sleaford.

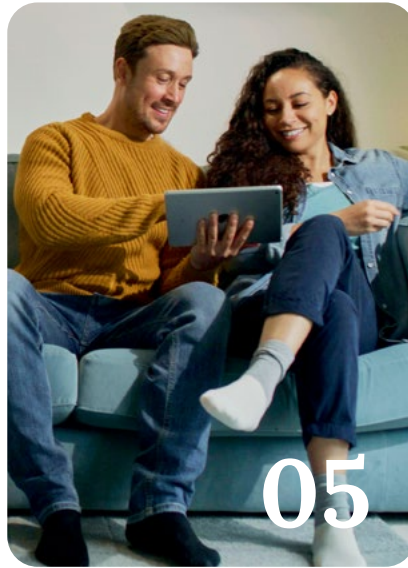
**Taylor**  
**Wimpey**

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# Welcome to Newton Park

Situated in the South of Lincolnshire, Newton Park is a brand new community within the pretty market town of Sleaford.

Set within a picturesque rural location, but with excellent access to the local town. Each home has been designed to suit a variety of needs, with modern designs and thoughtful layouts.



[→ View the site plan](#)



# The perfect location

Nestled in the rural town of Sleaford, Newton Park is conveniently located within walking distance of local amenities and just a short drive away from both Lincoln and Grantham.

The new community will include pedestrian footpaths and cycle routes, making it easy to explore. In town there's plenty on offer, from local shops and restaurants, to historic buildings and museums.

Riverside Walkway Country Park, Sleaford



Great transport links around the local area



Enjoy local cafe's and restaurants



[Watch development video](#)





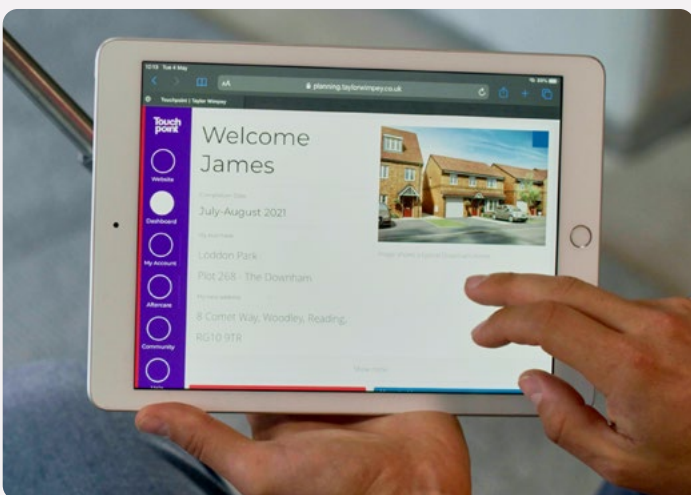
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes turf and a slabbed area, and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

Kitchen	
Fitted kitchen with choice of door fronts	✓
Choice of laminate worktops	✓
Sink unit liner	✓
Stainless steel 1½ bowl sink and drainer with mixer tap	✓
Oven	✓
Integrated gas hob	✓
Integrated cooker hood	✓
Plumbing for washing machine	✓
Plumbing for dishwasher*	✓
Space for fridge freezer	✓
Bathrooms, En suites & Cloakrooms	
Chrome taps and fittings	✓
Porcelenosa tiling†	✓
Modern white sanitary ware	✓
Central Heating / Hot Water System	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
White power points in line with NHBC requirements	✓
TV socket to lounge and master bedroom (if indicated on working drawings)	✓
Master telephone socket	✓
Extractor fans (as indicated on working drawings)	✓
Mains doorbell	✓
PIR coach lamp to front of property	✓
Wiring only to rear light	✓
Cat 5 cabling to BT point	✓
USB charger point to kitchen	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Windows, Doors & Joinery	
PVCu window frames and French doors	✓
Multi Point locking doors	✓
Low maintenance PVCu fascias and soffits	✓
Utility Room (where shown on floorplans)	
Stainless steel single bowl sink and drainer with mixer tap	✓
Finishing touches	
White emulsion to walls and ceilings	✓
White gloss paint to woodwork (except doors)	✓
White Newark Door with chrome ironmongery	✓
White loft hatch	✓
External	
Front entrance path†	✓
Driveways finished as working drawing	✓
Fencing/boundary wall (as per drawings)	✓
External tap	✓
Door numbers	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
CO <sup>2</sup> monitor (where boiler or gas appliance)	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting)†	✓
1.8m fencing to rear garden	✓
Turf to rear garden	✓
Warranties	
NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



**Find out more**

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# Our homes

[→ 4 bedroom homes](#)



[→ 3 bedroom homes](#)



[→ 2 bedroom homes](#)



[→ View the site plan](#)



# The Marford

4 BEDROOM HOME, TOTAL 1,546 sq ft



## GROUND FLOOR

### Lounge

4.76m x 3.91m      15' 8" x 12' 10"

### Family room

3.26m x 3.91m      10' 8" x 12' 10"

### Kitchen

3.32m x 4.79m      10' 11" x 15' 9"

### Dining/Study

2.66m x 3.04m      8' 9" x 10' 0"



## FIRST FLOOR

### Bedroom 1 *max.*

3.64m x 4.91m      12' 0" x 16' 2"

### Bedroom 2 *max.*

3.32m x 4.00m      10' 11" x 13' 2"

### Bedroom 3 *max.*

3.23m x 4.72m      10' 7" x 15' 6"

### Bedroom 4

2.55m x 3.81m      8' 4" x 12' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWEM 70635/April 2023





# The Manford

4 BEDROOM HOME, TOTAL 1,368 sq ft



## GROUND FLOOR

### Lounge

3.88m x 4.74m      12' 9" x 15' 7"

### Kitchen/Dining *min.*

8.11m x 2.88m      26' 7" x 9' 6"

### Study

2.10m x 2.61m      6' 11" x 8' 7"



## FIRST FLOOR

### Bedroom 1 *max.*

3.88m x 3.71m      12' 9" x 12' 2"

### Bedroom 2 *max.*

3.09m x 4.02m      10' 2" x 13' 2"

### Bedroom 3 *max.*

3.03m x 3.66m      10' 0" x 12' 0"

### Bedroom 4 *max.*

2.75m x 3.97m      9' 0" x 13' 0"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Midford

4 BEDROOM HOME, TOTAL 1,153 sq ft



## GROUND FLOOR

### Lounge

3.62m x 4.37m      11' 11" x 14' 4"

### Kitchen/Dining

5.71m x 3.38m      18' 9" x 11' 1"

\* Plot specific windows.



## FIRST FLOOR

### Bedroom 1

3.27m x 3.61m      10' 9" x 11' 10"

### Bedroom 2

2.81m x 3.53m      9' 3" x 11' 7"

### Bedroom 3 *min.*

2.81m x 2.52m      9' 3" x 8' 3"

### Bedroom 4

2.35m x 2.23m      7' 9" x 7' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Braxton

3 BEDROOM HOME, TOTAL 1,070 sq ft



## GROUND FLOOR

Lounge *max.*

3.19m x 4.19m      10' 6" x 13' 9"

Kitchen/Dining *max.*

4.25m x 3.43m      14' 0" x 11' 3"



## FIRST FLOOR

Bedroom 2 *max.*

4.25m x 2.82m      14' 0" x 9' 3"

Bedroom 3.

2.15m x 3.59m      7' 1" x 11' 10"



## SECOND FLOOR

Bedroom 1 *max.*

3.13m x 5.60m      10' 3" x 18' 5"

\*Plot specific windows.

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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# The Yewdale

3 BEDROOM HOME, TOTAL 917 sq ft



## GROUND FLOOR

### Lounge

3.02m x 5.10m      9' 11" x 16' 9"

### Kitchen/Dining

2.95m x 5.10m      9' 8" x 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m x 3.81m      10' 1" x 12' 6"

### Bedroom 2

2.95m x 2.86m      9' 8" x 9' 5"

### Bedroom 3

2.95m x 2.15m      9' 8" x 7' 1"

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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# The Easedale

3 BEDROOM HOME, TOTAL 917 sq ft



## GROUND FLOOR

### Lounge

3.02m x 5.10m      9' 11" x 16' 9"

### Kitchen/Dining

2.95m x 5.10m      9' 8" x 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m x 3.81m      10' 1" x 12' 6"

### Bedroom 2

2.95m x 2.86m      9' 8" x 9' 5"

### Bedroom 3

2.95m x 2.15m      9' 8" x 7' 1"

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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# The Gosford

3 BEDROOM HOME, TOTAL 852 sq ft



## GROUND FLOOR

**Lounge** *max.*

3.69m x 4.26m      12' 1" x 14' 0"

**Kitchen/Dining**

4.72m x 2.87m      15' 6" x 9' 5"

\*Plot specific windows.



## FIRST FLOOR

**Bedroom 1** *min.*

2.96m x 2.83m      9' 9" x 9' 4"

**Bedroom 2**

2.63m x 3.30m      8' 8" x 10' 10"

**Bedroom 3** *max.*

2.00m x 3.55m      6' 7" x 11' 8"

[→ Discover more about this home](#)

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# The Canford

2 BEDROOM HOME, TOTAL 676 sq ft



## GROUND FLOOR

**Lounge/Dining** *max.*

3.98m × 4.73m      13' 1" × 15' 6"

**Kitchen**

1.85m × 3.02m      6' 1" × 9' 11"



## FIRST FLOOR

**Bedroom 1**

3.98m × 3.08m      13' 1" × 10' 1"

**Bedroom 2** *max.*

3.98m × 2.56m      13' 1" × 8' 5"

\* Plot specific windows.

[→ Discover more about this home](#)

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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[→ Here's how we can help](#)

## Existing home owner?

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[→ Here's how we can help](#)





# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01529 404 823**.



Find out how we can get you moving with our buying schemes.



[Book an appointment](#)



[How to buy a home](#)



**NEWTON PARK** Sandringham Way, off London Road, Handley Chase, Sleaford NG34 7LP

**CONTACT US ON 01529 404 823**

# Taylor Wimpey

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